

East Central Intergovernmental Association

a regional response to local needs



July 6, 2025

Lori Roling, Zoning Administrator
Jackson County Zoning Department
201 West Platt Street
Maquoketa, IA 52060

RE: Zoning Ordinance Update – Draft of Section 2.1 Schedule of District Regulations (07-06-25)

Dear Lori,

Attached is the draft of Section 2.1 Schedule of District Regulations (07-06-25) for the Zoning Ordinance Update for review and approval by the Zoning Commission at their July 21, 2025 meeting.

Discussion

Section 2.1 Schedule of District Regulations has been expanded to use tables and refer to other sections to provide for a more user-friendly layout of regulations and additional resources. The attached REDLINE version outlines the proposed changes with commentary, and the CLEAN version shows the resulting restructure. Major updates are as follows:

- Tables are used for Schedule of Zoning Districts, Schedule of Land Uses and Structures, with proposed land uses revised according to the Matrix of Allowed Uses.
- Parking requirements are moved to Section 2.1.
- Specific regulations for Conditional Uses and Structures as well as Signs are moved to Section 2.9.
- A new section is added for Temporary Uses and Structures for Zoning Administrator approval.
- Development Regulations are moved to a table and expanded in scope and content.
- References are shown for relevant sections of the Zoning Ordinance and other County ordinances; these will become hyperlinks in the online version.

Recommendation

The Commission is asked to review and approve the draft of Section 2.1 Schedule of District Regulations (07-06-25) and then to provide direction to staff for moving forward with the proposal. Please let me know if you have any questions. Thank you.

Sincerely,

A handwritten signature in cursive script, reading "Laura Carstens".

Laura Carstens, Senior Planner

Attachments

CHAPTER 42. ZONING DISTRICT REGULATIONS

1-72.1 Schedules of District Regulations. The following schedules of zoning district regulations are hereby adopted and declared to be a part of this ordinance:

A. Schedule of Zoning Districts. A zoning district is a section of the unincorporated areas of Jackson County in which zoning regulations and standards are uniform. **Table A.1. Schedule of Zoning Districts** lists the symbol and name of each zoning district. The A-1, R-1, C-1, M-1 and M-2 zoning districts each include a statement of intent; regulations for allowed principal, accessory, conditional, and temporary uses and structures; development regulations; allowed signs; and required off-street parking and loading spaces. The PUD zoning district includes a statement of intent and special requirements.

Table A.1. Schedule of Zoning Districts	
Symbol	Name
A-1	Agricultural
R-1	Residential
C-1	Highway Commercial
M-1	Limited Industrial
M-2	General Industrial
PUD	Planned Unit Development

B. Schedule of Land Uses and Structures. Land uses and structures are allowed as farm exempt, principal, accessory, conditional, and temporary, subject to special standards and processes, or not allowed in each zoning district. **Table B.1. Schedule of Land Uses and Structures** lists the symbol and the name of each type of land use and structure.

Table B.1. Schedule of Land Uses and Structures	
Symbol	Type
E	Farm Exempt
P	Principal
A	Accessory
C	Conditional
T	Temporary
N	Not Allowed

- 1. Application.** The standards listed in this Section apply to development on all parcels in the unincorporated areas of the County upon the effective date of this Zoning Ordinance. In accordance with **Section 2.10 Nonconformities**, Existing uses and structures that do not comply shall be subject to the requirements of **Section 2.10**.
- 2. Types of Uses and Structures.** Within zoning districts in the unincorporated areas of County, different types of uses and structures are allowed with different conditions and levels of permission. These uses and structures are displayed in **Table B.2. Matrix of Principal and Conditional Uses and Structures**. Levels of permission include:

- a. **Farm Exempt Uses and Structures.** In accordance with Section 1.20 Farms Exempt, farms as defined in Chapter 6 of this Ordinance shall be exempt from any regulation or requirement adopted under the provisions of this Ordinance; however, this Ordinance may apply to any structure, building, dam, construction, deposit or excavation in or on the floodplains of any river or stream in accordance with the Jackson County Floodplain Management Ordinance. Farm exempt uses and structures are indicated in Table B.3. Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures by a “F” in the applicable cell.
- b. **Principal Uses and Structures.** These uses and structures are permitted by right, subject to compliance with all regulations of this Ordinance. “Permitted by right” means a property owner can use their land or structure for a specific purpose as outlined in the Zoning Ordinance, without needing special permission or discretionary approval, in contrast to conditional uses and structures, which require Board of Adjustment review and approval. Principal uses and structures may subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Principal uses and structures may be subject to additional regulations in Chapter 6, Section 2.8, and Section 2.9 of this Ordinance. These uses and structures are indicated in Table B.2. Matrix of Principal and Conditional Uses and Structures by a “P” in the applicable cell.
- c. **Accessory Uses.** These uses and structures are allowed subject to compliance with all regulations of this Ordinance. Accessory uses and structures may be subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Accessory uses and structures may be subject to additional regulations in Chapter 6, Section 2.8, and Section 2.9 of this Ordinance. These uses and structures are indicated in Table B.3. Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures by an “A” in the applicable cell.
- d. **Conditional Uses and Structures.** These uses and structures are subject to approval of a Conditional Use Permit by the Board of Adjustment following the procedure set forth in Section 4.5 Conditional Use Permit, and subject to compliance with all regulations of this Ordinance. Conditional uses and structures may subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Conditional uses and structures may be subject to other additional regulations in Chapter 6, Section 2.8, and Section 2.9 of this Ordinance. These uses and structures are indicated in Table B.2. Matrix of Principal and Conditional Uses and Structures by a “C” in the applicable cell.
- e. **Temporary Uses and Structures.** These uses and structures are allowed only on a temporary basis subject to compliance with all regulations of this Ordinance. Temporary uses and structures may be subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Temporary uses and structures may be subject to other additional regulations in Chapter 6, Section 2.8, and Section 2.9 of this Ordinance. These uses and structures are indicated in Table B.3. Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures by a “T” in the applicable cell.
- f. **Not Allowed Uses and Structures.** These uses and structures are not allowed in the specific zoning district. These uses and structures are indicated in Table B.2. Matrix of Principal and

Commented [LC1]: New general category to more clearly identify farm exempt use and structures. Definition of Farm revised to refer to relevant Iowa Code and Iowa Administrative Code sections. See recommendations for Farm Definition

Commented [LC2]: New name for special exception uses and structures

Commented [LC3]: Moved into new category for approval by Zoning Administrator instead of Board of Adjustment

Commented [LC4]: The Zoning Commission this classification be added to the matrix.

Conditional Uses and Structures and in Table B.3. Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures by an “N” in the applicable cell.

g. Standard and Alternative Residential Regulations.

- i. Subdivisions and individual lots were platted in the County’s unincorporated areas prior to the effective date of the first Jackson County Zoning Ordinance on May 6, 1976. Alternative regulations and requirements have been established to better reflect and accommodate their historical and existing development and land uses patterns. Some of these older subdivisions may have an active property owners' association (POA).
- ii. The following subcategories for levels of permission were developed to accommodate existing and future development on parcels platted before May 6, 1976. Residential - Standard regulations apply in all A-1 and R-1 Districts for principal and accessory uses and structures while Residential - Alternative regulations only apply to subdivisions and lots platted before May 6, 1976. Residential – Alternative regulations and Residential - Standard regulations are shown for principal uses and structures in Table B.2. Matrix of Principal and Conditional Uses and Structures and for accessory uses and structures in Table B.3. Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures.

3. Matrix of Principal and Conditional Uses and Structures. Table B.2. provides the Matrix of Principal and Conditional Uses and Structures. The following codes in a cell shall apply as follows: F = Farm Exempt, P = Principal Use, A = Accessory Use, C = Conditional Use, T = Temporary Use, and N = Not Allowed. Table B.2. does not replace or supersede the additional standards and/or supplemental regulations in this Zoning Ordinance that apply to any use and any zoning district.

Table B.2. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Residential - Alternative					
<u>Mobile home</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Mobile home converted to real estate</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Mobile home park on tracts of five (5) acres or more</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Mobile home subdivision on tracts of ten (10) acres or more</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Multiple family dwellings, including residential condominiums</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>N</u>
<u>Place of Assembly</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>POA owned indoor commercial recreation facilities</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>POA owned outdoor commercial recreation facilities</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Seasonal dwelling</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Single-family dwelling, detached</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
Residential - Standard					
<u>Conversion of structure to two-family dwelling</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Family home</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>
<u>Mobile home park on tracts of five (5) acres or more</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>

Commented [LC5]: Added use, definitions, and standards to comply with Iowa Code

Table B.2. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Mobile home subdivision on tracts of ten (10) acres or more	N	C	N	N	N
Multiple family dwellings, including residential condominiums	C	C	P	N	N
Seasonal dwellings	P	P	N	N	N
Single-family dwelling, <u>detached</u>	P	P	N	N	N
Education and Assembly					
<u>Adult day care center</u>	C	P	P	N	N
<u>Child care center</u>	C	C	P	N	N
<u>Child development home</u>	C	C	P	N	N
Elementary School	P	P	N	N	N
Fairgrounds & <u>and</u> public exposition	P	N	P	N	N
<u>Place of Assembly</u> church, community meeting building	P	P	N	N	N
<u>Post High School</u>	P	P	P	N	N
<u>Preschool</u>	C	C	P	N	N
Secondary School	P	P	N	N	N
Lodging					
<u>Bed and breakfast home</u>	P	N	P	N	N
<u>Bed and breakfast inn</u>	N	N	P	N	N
<u>Boarding or lodging house</u>	N	N	P	N	N
Hotel/Motel	N	N	P	N	N
Commercial					
<u>Agricultural experiences</u>	A	N	N	N	N
Agricultural sales, service, and supply businesses involving the processing, storage, and sale of grain for seed, or for livestock and poultry feed; alfalfa dehydrating, the sale of feeds, feed supplements, and miscellaneous farm supplies; the storage, distribution or sale of agricultural lime, agricultural chemicals or fertilizers; the storage, distribution and sale of petroleum products, including sale from tank trucks; the buying and temporary storage of wool or hides; trenching or well drilling; but not including the sale or display of farm machinery, building materials or appliances	C	N	P	P	N
Airport and landing fields	C	N	N	N	N
Animal hospital/ <u>Veterinary clinic</u>	N	N	P	P	N
Building materials and distribution/Lumber yard sales & distribution	N	N	P	P	P
Bulk stations for the storage for and retail distribution of anhydrous ammonia fertilizer under pressure and petroleum products under pressure	C	N	C	C	N

Commented [LC6]: Included in broader, more inclusive definition of new general land use category: **Place of Assembly**

Commented [LC7]: Added accessory use to comply with Iowa Code

Commented [LC8]: Combine Agricultural service businesses in A-1 with Agricultural service and supply businesses in M-1 to create a new General Land Use Category and incorporate this list of uses into the definition: **Agricultural sales, service, and supply businesses**

Commented [LC9]: New definition for Bulk Stations, pulled out of agricultural service business as a separate Conditional Use with additional standards.

Table B.2. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Bulk storage of oils, petroleum, flammable liquids and chemicals and the wholesale, but not retail, storage and distribution of anhydrous ammonia fertilizer and petroleum products under pressure	N	N	N	N	C
<u>Car Wash</u>	N	N	<u>P</u>	N	N
Cemeteries	P	P	N	N	N
Commercial <u>cell</u> communications station and tower -- <u>New and Existing</u>	C	N	C	C	C
<u>Event Venue</u>	<u>C</u>	N	<u>P</u>	N	N
<u>Financial Institution Drive-in bank</u>	N	N	P	N	N
Garden center	N	N	P	N	N
Garden center in conjunction with <u>plant</u> nursery	C	N	<u>P</u>	N	N
<u>Gas station Retail automotive fuel sales</u>	N	N	P	N	N
<u>General Office</u>	N	N	<u>P</u>	N	N
<u>General Retail</u> <u>Antique shops, art galleries and studios, bait shops, fishing and camping supply shops, convenience stores & liquor stores</u>	N	N	<u>P</u>	N	N
<u>General Services</u>	N	N	<u>P</u>	N	N
Greenhouse, <u>commercial</u>	N	N	<u>P</u>	N	N
Home Industry	C	N	N	N	N
Information booth	N	N	P	N	N
Kennel	P	N	<u>P</u>	P	N
Livestock <u>market market auction sales</u>	C	N	<u>P</u>	N	N
<u>Mini-Warehouse/Rental storage unit</u>	N	N	P	P	N
<u>Mobile home/Manufactured home sales, service or repair</u>	N	N	<u>C</u>	N	N
<u>Nightclub/Bar/Tavern</u>	N	N	P	N	N
<u>Personal Service</u>	N	N	<u>P</u>	N	N
Plumbing, heating, air conditioning, and sheet metal shops	N	N	<u>P</u>	P	N
Restaurants <u>& nightclubs</u>	N	N	P	N	N
<u>Restaurant, Drive-in Restaurants & refreshment areas</u>	N	N	P	N	N
Riding stable	P	N	P	N	N
<u>Solar energy system: consumer-scale freestanding</u>	<u>C</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>
Tourism welcome center	N	N	P	N	N
<u>Automobile-Vehicle paint & and body shops</u>	N	N	P	P	P
<u>Vehicle Sales, Service, and Repair Automobile and automotive sales, service and/or repair; Boat sales, service and/or repair; Construction equipment sales, service and/or repair; Farm implement sales, service and/or repair; Motorcycle sales, service, and repair; Motorcycle sales, service, and repair; Snowmobile, golf cart, personal</u>	N	N	P	P	P

Commented [LC10]: new general land use category

Commented [LC11]: new general land use category

Commented [LC13]: Name and definition changed to match Iowa Code

Commented [LC14]: new general land use category

Table B.2. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
watercraft, similar recreational vehicles sales, service, repair; Truck sales, service and/or repair					
Wind energy conversion system: commercial	<u>C</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>
Recreation					
Indoor Commercial Recreation, including recreational lodges with a maximum of ten (10) units recreation & amusement activities such as bowling alleys, miniature golf courses, driving ranges, skating rinks, dance halls, indoor theaters, community recreation building	C	N	P	N	N
Commercial campground and recreational vehicle park on sites of less than 5 acres	C	N	N	N	N
Commercial campground and recreational vehicle park on sites of at least five (5) acres	N	N	C	N	N
Golf courses and clubhouses not including miniature courses operated for a profit	N	N	P	N	N
Golf courses and clubhouses	P	N	N	N	N
Outdoor Commercial Recreation, on site of less than five (5) acres drive-in theaters, ski slopes, gun clubs, marinas, docking facilities and recreation vehicle riding areas, race courses and similar outdoor recreation activities,	C	N	P	N	N
Private campground on site of less than five (5) acres	<u>C</u>	N	N	N	N
Public Campground	P	N	<u>P</u>	N	N
Public Recreation Lake, pond, hunting area, public park, public playground, public recreation area, wildlife preserves	P	P	<u>P</u>	N	N
Seasonal resort	C	N	N	N	N
Storage warehouse building	N	N	N	A	A
Tourist camp on sites of not less than five (5) acres	C	N	N	N	N
Youth or Summer Camps	C	N	N	N	N
Industrial					
Animal feeding operation Commercial feedlots	C	N	N	N	N
Concrete products	N	N	N	N	P
Contractor construction office, maintenance shop or storage yard	N	N	N	P	P
Data Processing Center	<u>?</u>	<u>?</u>	<u>?</u>	<u>?</u>	<u>?</u>
Grain elevator	N	N	N	<u>P</u>	N
Junkyard on site of five (5) acres or more	N	N	N	N	C
Logging, storage only	<u>P</u>	N	N	<u>P</u>	N
Logging, production and storage	N	N	N	N	<u>-P</u>
Manufacturing and processing uses-businesses that are contained within a building, and have no publicly visible external storage and create no offensive noise, dust, odor, vibration, electrical interference or other environmental	N	N	N	P	P

Commented [LC15]: Included in definition of new general land use category: **Vehicle Sales, Service, and Repair**

Commented [LC16]: Included in definition of new general land use category: **Indoor Commercial Recreation**

Commented [LC17]: See recommendations for Campground Zoning

Commented [LC18]: Included in definition of new general land use category: **Outdoor Commercial Recreation**

Commented [LC19]: See recommendations for Campground Zoning

Commented [LC20]: Included in definition of new general land use category: **Public Recreation**

Commented [LC21]: Storage building and Warehouse mean different types of services based on capacity, duration, etc. are now separate uses

Commented [LC22]: Name and definition changed to match Iowa Code

Commented [LC23]: To be determined

Table B.2. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Nuisance. The area devoted to external storage shall not exceed the area of roofed structures on the parcel.					
Manufacturing and processing, not restricted as conditional uses	N	N	N	N	P
Manufacturing and processing, except that certain uses shall be permitted only as special exceptions conditional uses (see Section 2.6.D).	N	N	N	N	C
Mining and extraction of minerals or raw materials, including necessary processing equipment	C	N	N	N	C
Ready mix concrete plants	C	N	N	N	P
Solar energy system: utility-scale freestanding	?	?	?	?	?
Solid Waste Facilities	C	N	N	N	C
Truck & and freight terminals	N	N	N	N	P
Welding, machine and repair shops	N	N	N	P	N
Wholesaling and warehousing, but not including the bulk storage of anhydrous ammonia fertilizer under pressure, petroleum products under pressure, or highly volatile chemicals or materials	N	N	N	P	P
Other Uses					
Addition of accessory structure to principal structure devoted to legal nonconforming use	C	C	C	C	C
Railroads, public utility-utilities, and public maintenance facilities: garages and equipment and materials storage yards, but not including administrative or sales offices; Public maintenance facilities including garage and administrative office, but not including equipment and materials storage yard; Railroads and public utilities but not including equipment storage or maintenance yards; Railroads, public maintenance garage, and public utility facilities including equipment and materials storage and maintenance yards and buildings, and administrative or sales offices	P	N	P	P	P
Railroads, public utilities, and public maintenance garage, and public utility facilities, but not including equipment storage, or maintenance yards, and buildings or and administrative or sales offices		P			

Commented [LC24]: To be determined

Commented [LC25]: Sanitary landfills, sanitary transfer stations, sanitary composting facilities, and sanitary recycling operations combined in definition for new general use category of **Solid Waste Facility**

Commented [LC26]: Added definitions for Wholesaling and Warehousing; recommend using longer combined definition that includes "highly volatile chemicals or materials"

Commented [LC27]: Consolidation of similar descriptions; See recommendations for **Railroads and Utilities**

Commented [LC28]: Revised description; See recommendations for **Railroads and Utilities**

4. Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures. Table B.3. provides the Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures. The following codes in a cell shall apply as follows: F = Farm Exempt, P = Principal Use, A = Accessory Use, C = Conditional Use, T = Temporary Use, and N = Not Allowed. Table D.1. does not replace or supersede the additional standards and/or supplemental regulations in this Zoning Ordinance

that apply to any use and any zoning district. Table B.3. does not replace or supersede the additional standards and/or supplemental regulations in this Zoning Ordinance that apply to any use and any zoning district.

Table B.3. Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures					
Land Uses and Structures by Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Agriculture & Farm Exempt					
Agriculture	F, P	N	N	N	N
Farms	F, P	N	N	N	N
and the usual Farm buildings	F, P	N	N	N	N
Farm dwellings, principal	F, P	N	N	N	N
Farm dwellings, secondary	F, A	N	N	N	N
Farming	F, P	N	N	N	N
Farm home-based occupation					
Grain storage bins	F, P	N	N	N	N
Horticulture	F, P	N	N	N	N
Nursery	F, P	N	P	N	N
Roadside stands for the sale of produce					
Residential – Alternative Accessory Uses and Structures					
<u>Accessory structure related to a principal use or structure on a separate lot</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Accessory structure related to a principal seasonal dwelling with no principal structure on lot</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>	<u>N</u>
Residential - Standard Accessory Uses and Structures					
<u>Accessory Dwelling Unit (ADU)</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>
<u>Attached and/or detached private garage or carport</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>
<u>Child care home</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>
Deck, porch, balcony, carport , boat dock, and other similar structure	<u>A</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>
Dwelling units in a commercial structure	N	N	A	N	N
Dwelling units for <u>owners or persons</u> watchmen or caretakers employed on the premises	N	N	N	A	A
Fences, hedges, <u>and walls</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Home-based business</u> occupation	<u>A</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>
<u>Shed, gazebo, pergola, and other similar roofed freestanding structure</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Non-commercial nursery, garden and greenhouse</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Outdoor fixed fire pits and cooking equipment</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
Private swimming pool, <u>sports court</u> , tennis court, <u>and playground equipment</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>
<u>Solar energy system: consumer-scale building-mounted</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Wind energy conversion system: non-commercial</u>	<u>A</u>	<u>N</u>	<u>A</u>	<u>A</u>	<u>A</u>

Commented [LC29]: Deleted, part of Farm definition and therefore Farm Exempt

Commented [LC30]: Deleted, part of Farm definition and therefore Farm Exempt

Commented [LC31]: Added use, definitions, and standards to comply with Iowa Code

Table B.3. Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures					
Land Uses and Structures by Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Other Accessory Uses and Structures					
Uses and structures clearly incidental to the permitted principal uses and structures including home occupations and farm home occupations as defined <u>allowed</u>	A	A	A	A	A
Temporary Uses and Structures					
Temporary buildings used in conjunction with construction work	T	T	T	T	T
Temporary car crusher or similar equipment	N	N	N	T	T
Temporary concrete plant	T	N	N	T	T

C. Schedule of Required Off-Street Parking, Stacking, and Loading Requirements. Subject to Section 1.20 Farms Exempt and Section 4.5 Conditional Use Permit, the following provisions, regulations, or exceptions shall apply equally to allowed land uses and types in all zoning districts as hereinafter provided as shown in Table D.1 Matrix of Land Uses and Required Parking.

1. Calculation of Off-Street Parking Requirements. The following provisions shall govern the computation of required off street parking spaces:

- a. Computation.** Where computation of required off street parking spaces results in a fractional number, the required spaces for the use shall be rounded to the next higher whole number.
- b. Credit.** Where a lawful use exists at the time of adoption of this Ordinance that is deficient in the provision of required off street parking, any new use hereafter established in its place shall conform to the parking requirements of this Section. However, in computing the off-street parking requirements for any new use, such new use shall be credited for the number of off-street parking spaces that the previous use was in deficit.
- c. Multiple Uses.** In cases of multiple uses on a single lot, the parking spaces required shall equal the sum of the requirements of the various uses computed separately unless a proposal for shared parking reduction is approved by the Zoning Administrator.
- d. Shared Use Parking Reduction.** Where more than one use is established on a single lot or within a single development in a non-residential district, the total number of off-street parking spaces required for each use may be combined and shared between uses. Where the uses have non-concurrent parking demands, a proposal for sharing a reduced number of off-street parking spaces may be presented to the Zoning Administrator as part of the site plan review process. Conditional use applications for which sharing a reduced number of off-street parking spaces is being proposed shall have shared parking approved as part of the conditional use permit.
- e. Expansion.** Whenever a building is enlarged in floor area, number of dwelling units, seating capacity or otherwise, an increase in the number of existing parking spaces shall be required. Whenever a building existing prior to the effective date of this Zoning Ordinance is

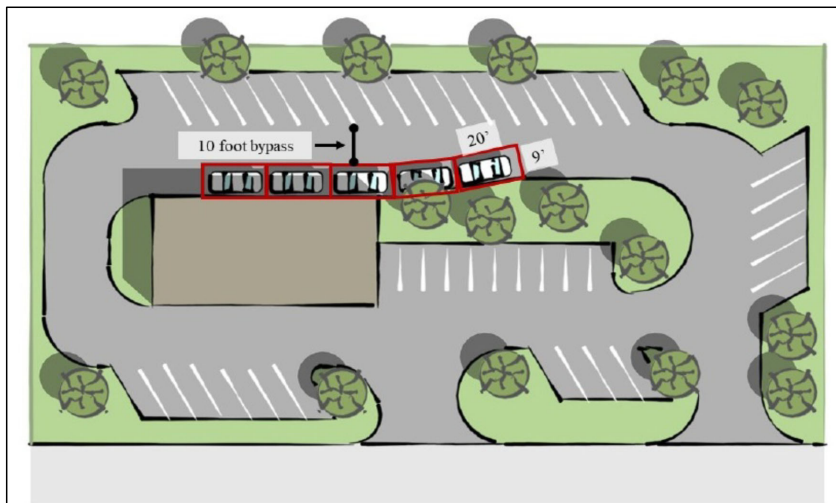
enlarged to the extent of fifty percent (50%) or more in the floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth in this Ordinance.

f. Unnamed Use. The parking space requirement for a use not specifically mentioned in this Ordinance, is the same as required for a use of similar nature as determined by the Zoning Administrator.

2. Off-Street Stacking Regulations for Drive-Through Services. Commercial establishments providing drive-in or drive-through services shall provide minimum on-site stacking distance, not including the vehicle at the window/station, by land use and type of operation as provided in Table C.1. All drive-through services must provide a ten-foot (10') bypass for vehicles not in a drive-through queue. Stacking spaces shall be nine feet (9') wide by twenty feet (20') long (see illustration).

Table C.1. Off-Street Stacking Requirements

General Land Use/Type of Operation	Minimum Stacking Space
<u>Commercial Uses with Drive-Through</u>	<u>Two (2) stacking spaces per service window or kiosk</u>
<u>Financial Institution with Drive-Through and /or Automated Teller Machine (ATM)</u>	<u>Two (2) stacking spaces per service window or ATM</u>
<u>Car Wash, Gas Station with Car Wash</u>	<u>Two (2) stacking spaces per wash bay</u>
<u>Restaurant with Drive-Through</u>	<u>Two (2) stacking spaces per drive-through</u>



Stacking Requirements for Drive-Through Services (Source: City of Dyersville, IA)

3. Off-Street Loading Requirements. There shall be provided at the time any building is erected or structurally altered, off-street loading spaces in accordance with the following provisions. Floor area is shown in square feet (sf).

Table C.2. Off-Street Loading Requirements	
General Land Use/Type of Operation	Minimum Loading Space
<u>Child care center, Child development home, and Preschool</u>	<u>One (1) drop-off/pickup area</u>
<u>Elementary School, Secondary School</u>	<u>One (1) drop-off/pickup or bus queue area</u>
Bulk storage for retail and wholesale distribution	<u>One (1) loading space per ten thousand (10,000) sq ft of floor area</u>
Manufacturing and processing businesses	<u>One (1) loading space per ten thousand (10,000) sq ft of floor area</u>
Wholesaling and warehousing	<u>One (1) loading space per ten thousand (10,000) sq ft of floor area</u>

4. Minimum Off-Street Parking, Stacking and Loading Requirements. At the time any building is erected or structurally altered, the minimum requirements for off-street parking, stacking, and loading spaces shall be provided for the allowed principal, accessory, conditional, and temporary uses and structures in all zoning districts in accordance with this Ordinance and with **Table C.3. Matrix of Off-Street Parking, Stacking and Loading Requirements**. Table C.3 lists the minimum off-street parking, stacking and loading requirements for all types of land uses and structures grouped by general land use categories Table C.3 does not replace or supersede the additional standards and/or supplemental regulations in this Zoning Ordinance that apply to any use and any zoning district. In Table C.3. the symbol "sq ft" refers to "square feet."

Table C.3. Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Agriculture & Farm Exempt	
Agriculture	None; farm exempt
Farm	None; farm exempt
Farm building	None; farm exempt
Farm dwelling, principal	None; farm exempt
Farm dwelling, secondary	None; farm exempt
Farming	None; farm exempt
Grain storage bins	None; farm exempt
Horticulture	None; farm exempt
Nursery	None; farm exempt
Residential	
<u>Accessory Dwelling Unit (ADU)</u>	<u>See Section 2.8 ADU Standards</u>
<u>Child care home</u>	<u>As per Zoning Administrator</u>

Table C.3. Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
<u>Conversion of existing dwellings or other structures to a two-family dwelling</u>	<u>See Section 2.8 ADU Standards 2-per-unit</u>
<u>Dwelling units in a commercial structure; provided that an open yard of at least 2,400 square feet is reserved and maintained for each dwelling unit and that 2 off-street parking spaces per unit be provided.</u>	<u>Two (2) off-street parking spaces per unit</u>
<u>Dwelling units for watchmen-owners or persons employed on the premises; provided that an open yard of at least 2,400 square feet is reserved and maintained by the occupants</u>	<u>Two (2) parking spaces per unit</u>
<u>Family home</u>	<u>Two (2) parking spaces per dwelling unit</u>
<u>Home-based business occupation</u>	<u>As per Zoning Administrator</u>
Mobile home park	<u>Two (2) parking spaces per unit</u>
Mobile home subdivision	<u>Two (2) parking spaces per lot</u>
Multiple family dwellings, including residential condominiums	<u>Two (2) parking spaces per dwelling unit</u>
Seasonal dwelling	<u>Two (2) parking spaces per dwelling unit</u>
Single-family dwelling	<u>Two (2) parking spaces per dwelling unit</u>
Education and Culture	
<u>Adult day care center</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area</u>
<u>Child care center</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area plus one (1) drop-off/pick-up area</u>
<u>Child development home</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area plus one (1) drop-off/pick-up area</u>
Elementary School	<u>One and a half (1.5) parking spaces per employee on maximum shift plus one (1) drop-off/pickup or bus queue area 1-space per classroom or office</u>
Fairgrounds and public exposition	<u>One (1) parking space per three (3) seats at the main arena</u>
<u>Place of Assembly</u>	<u>One (1) parking space for every 5per four (4) seats in the main auditorium</u>
<u>Post High School</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area</u>
<u>Preschool</u>	<u>One parking space per four hundred (400) sq ft of floor area plus one (1) drop-off/pick-up area</u>
Secondary School	<u>One and a half (1.5) parking space per employee on maximum shift plus one (1) parking space per ten (10) students plus one (1) drop-off/pickup or bus queue area 1-space per classroom or office</u>
Lodging	

Commented [LC32]: This requirement moved to Development Regulations section of zoning district

Table C.3. Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
<u>Bed and breakfast home</u>	<u>One (1) parking space per unit guest room</u>
<u>Bed and breakfast inn</u>	<u>One (1) parking space per unit guest room</u>
<u>Boarding or Lodging House</u>	<u>One (1) parking space per unit guest room</u>
<u>Hotel/Motel</u>	<u>One (1) parking space per unit guest room</u>
Commercial	
<u>Agricultural experiences</u>	<u>As per Zoning Administrator</u>
<u>Agricultural Sales, Service, and Supply</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area 1 space for each employee plus 1 space for each company vehicle</u>
<u>Airport and landing fields</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area 1 space for every 300 feet of sales, service or office floor area</u>
<u>Animal hospital/Veterinary clinic</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area 1 space for every 300 feet of sales, service or office floor area</u>
<u>Auto wrecking and Junkyard on site of five (5) acres or more</u>	
<u>Building materials/Lumber yard</u>	<u>One (1) parking space for each employee plus one (1) parking space for each company vehicle or 5 spaces plus 1 space for each employee on the site plus 1 space for each company vehicle</u>
<u>Car Wash</u>	<u>One (1) parking space per wash bay plus two (2) stacking spaces per wash bay 4 spaces plus storage for 4 other vehicles in each service lane</u>
<u>Cemeteries</u>	<u>As per Zoning Administrator 20 spaces off the right-of-way on drives or parking areas</u>
<u>Commercial cell station and tower -- New and Existing</u>	<u>As per Zoning Administrator</u>
<u>-Event Venue</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area</u>
<u>Financial Institution Drive-in bank, including Automated Teller Machine (ATM)</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area plus two (2) stacking spaces per service window or ATM 3 spaces plus storage for 3 vehicles outside each teller lane</u>
<u>Garden center</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area</u>
<u>Garden center in conjunction with plant nursery</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area</u>
<u>Gas station Retail automotive fuel sales</u>	<u>One (1) parking space per four (4) pumps plus one (1) parking space per four hundred (400) sq ft of floor area (retail) plus two (2) stacking spaces per wash bay</u>

Table C.3. Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
	4 spaces plus storage for 4 other vehicles in each service lane
<u>General Office</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area</u>
<u>General Retail</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area</u> 5 spaces for every 100 square feet of floor area
<u>General Services</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area</u>
Greenhouse, <u>commercial</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area</u>
Home Industry	<u>As per Zoning Administrator</u>
Information booth	<u>One (1) per five hundred (500) sq ft of floor area</u>
Kennel	<u>One (1) parking space per four hundred (400) sq ft of floor area</u> 1 space for every 300 feet of sales, service or office floor area or 2 spaces plus 2 spaces for every 100 square feet of floor area
Livestock market <u>auction sales</u>	<u>One (1) parking space per employee, plus one (1) parking space per company vehicle, and plus one (1) parking space per every two (2) seats in the sales arena</u>
<u>Mini-Warehouse/Rental storage unit</u>	1 per 5,000 sq ft of floor area <u>One (1) parking space per five thousand (5,000) sq ft of floor area</u> 1 space for every 300 square feet of floor space
<u>Mobile home/Manufactured home sales, service or repair</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area</u> 1 per 400 sq ft of floor area
Nightclub/ <u>Bar/Tavern</u>	<u>One (1) parking space per two hundred fifty (250) sq ft of floor area plus two (2) stacking spaces per drive-through</u> 5 spaces for every 100 square feet of floor area
<u>Personal Service</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area</u>
Plumbing, heating, air conditioning, and sheet metal shops	<u>One (1) parking space per employee and plus one (1) parking space per company vehicle</u>
Restaurant	<u>One (1) parking space per two hundred fifty (250) sq ft of floor area</u> 5 spaces for every 100 square feet of floor area
Restaurant, Drive-in	<u>One (1) parking space per two hundred fifty (250) sq ft of floor area plus two (2) stacking spaces per drive-through</u> 5 spaces for every 100 square feet of floor area

Table C.3. Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Riding stable	<u>One (1) parking space per four hundred (400) sq ft of floor area</u> 2 spaces plus 2 spaces for every 100 square feet of floor area
Temporary buildings used with construction work	<u>As per Zoning Administrator</u>
Tourism welcome center	<u>One (1) parking space</u> per <u>five hundred (500)</u> sq ft of floor area
<u>Vehicle</u> Automobile paint and body shops	<u>One (1) parking space per four hundred (400) sq ft of floor area plus storage of vehicles</u>
<u>Vehicle Sales, Service, and Repair</u>	<u>One (1) parking space</u> per <u>four hundred (400)</u> 300 sq ft of floor area <u>plus display of vehicles</u>
Recreation	
<u>Indoor Commercial Recreation, including recreational lodges with a maximum of ten (10) units</u>	<u>One (1) parking space</u> per 400 <u>two hundred fifty (250)</u> sq ft of floor area <u>Bowling: 5 spaces per lane</u> <u>Community recreation building: 1 space for every 50 square feet of floor area</u>
<u>Commercial campground and recreational vehicle park</u> on sites of less than 5 acres	<u>One (1) parking space per campsite</u>
<u>Commercial campground and recreational vehicle park</u> on sites of at least five (5) acres	<u>One (1) parking space per campsite</u>
Golf courses and clubhouses not including miniature courses operated at a profit	<u>Three (3) parking spaces</u> per green or <u>one (1) parking space</u> per <u>one hundred (100)</u> sq ft of clubhouse floor area, whichever is greater
Golf courses and clubhouses	<u>Three (3) parking spaces</u> per green or <u>one (1)</u> per <u>one hundred (100)</u> sq ft of clubhouse floor area, whichever is greater
<u>Outdoor Commercial Recreation, on site of less than five (5) acres</u>	<u>One (1) per four (4) occupants plus one (1) per employee on maximum shift</u>
<u>Private campground on site of less than five (5) acres</u>	<u>One (1) parking space per campsite</u>
<u>Public Campground</u>	<u>One (1) parking space per campsite</u>
<u>Public Recreation</u>	<u>Five (5) parking spaces</u> for each acre developed for active and recreation areas usage
Seasonal resort	<u>Two (2) parking spaces</u> per dwelling unit
Storage warehouse building	<u>None</u>
Tourist camp on sites of not less than five (5) acres	<u>One (1) parking space per campsite plus two (2) parking spaces per cabin</u>
Youth or Summer Camps	<u>One (1) parking space per campsite plus two (2) parking spaces per cabin</u>
Industrial	
Bulk storage for retail distribution of anhydrous ammonia fertilizer under pressure and petroleum products under pressure	<u>One (1) parking space</u> for each per employee and plus <u>two (2) parking spaces</u> for each per company vehicle be provided and at least 1 loading space be provided

Table C.3. Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
	for each per ten thousand (10,000) square feet sq ft of floor space
Bulk storage of oils, petroleum, flammable liquids and chemicals and the wholesale, but not retail, storage and distribution of anhydrous ammonia fertilizer and petroleum products under pressure.	One (1) parking space for each per employee and plus two (2) parking spaces for each per company vehicle be provided and at least plus one (1) loading space be provided for each per ten thousand (10,000) square feet sq ft of floor space
Concrete products	One (1) parking space per employee and plus one (1) per company vehicle
Contractor construction office, maintenance shop or storage yard	One (1) parking space for each per employees on maximum shift on maximum shift and plus one (1) parking space for each per company vehicle
<u>Data Processing Center</u>	<u>To be determined</u>
<u>Grain elevator</u>	One (1) parking space per employee plus one (1) parking space per company vehicle
<u>Logging, storage only</u>	One (1) parking space per employee at the site plus one (1) parking space per company vehicle
<u>Logging, production and storage</u>	One (1) parking space per employee at the site plus one (1) parking space per company vehicle
Manufacturing and processing industries contained within a building	One (1) parking space for every per two (2) employees on the maximum shift plus one (1) parking space per company vehicle, and plus one (1) loading space per ten thousand (10,000) sq ft of floor area
Manufacturing and processing, not restricted as conditional uses	One (1) parking space per every two (2) employees on maximum shift, plus one (1) parking space per company vehicle, and plus one (1) loading space per ten thousand (10,000) sq ft of floor area
Manufacturing and processing, restricted as conditional uses	One (1) parking space per every two (2) employees on maximum shift, plus one (1) parking space per company vehicle, and plus one (1) loading space per ten thousand (10,000) sq ft of floor area
Mining and extraction of minerals or raw materials	One (1) parking space per employee and plus one (1) parking space per company vehicle
Ready mix concrete plants	One (1) parking space per employee and plus one (1) parking space per company vehicle
<u>Solid waste facilities</u>	One (1) parking space per employee plus one (1) parking space per company vehicle
Truck and freight terminals	One (1) parking space for each per employee and plus one (1) parking space for each per company vehicle
Welding, machine and repair shops	One (1) parking space for each per employee and plus one (1) parking space for each per company vehicle

Table C.3. Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Wholesaling and warehousing, but not including the bulk storage of anhydrous ammonia fertilizer under pressure, petroleum products under pressure, <u>or highly volatile chemicals or materials</u>	<u>One (1) parking space for each employee, and plus one (1) parking space for each company vehicle, and 1 loading space per 10,000 sq ft of floor area</u>
Solar and Wind Energy	
<u>Solar energy system: consumer-scale building-mounted</u>	<u>None</u>
<u>Solar energy system: consumer-scale freestanding</u>	<u>None</u>
<u>Solar energy system: utility-scale freestanding</u>	<u>None</u>
<u>Wind energy conversion system: non-commercial</u>	<u>None</u>
<u>Wind energy conversion system: commercial</u>	<u>None</u>
Temporary Uses and Structures	
Temporary buildings used in conjunction with construction work	<u>As per Zoning Administrator</u>
Temporary car crusher or similar equipment	<u>As per Zoning Administrator</u>
Temporary concrete plant	<u>One (1) parking space per employee and one (1) parking space per company vehicle</u>
Other Uses	
Addition of accessory structure to principal structure devoted to legal nonconforming use	<u>As per Zoning Administrator</u>
<u>Railroads, public utilities and public maintenance facilities</u>	<u>Two (2) parking spaces per substation or one (1) parking space per employee at the site plus one (1) per company vehicle</u>
<u>Railroads, public utilities, and public maintenance facilities, but not including equipment storage, maintenance yards, buildings, or offices</u>	<u>Two (2) parking spaces per substation or one (1) parking space per employee at the site plus one (1) per company vehicle</u>
Uses and structures clearly incidental to the permitted principal uses and structures	<u>As per Zoning Administrator</u>

CHAPTER 2. ZONING DISTRICT REGULATIONS

2.1 Schedules of District Regulations. The following schedules of zoning district regulations are hereby adopted and declared to be a part of this ordinance.

A. Schedule of Zoning Districts. A zoning district is a section of the unincorporated areas of Jackson County in which zoning regulations and standards are uniform. **Table A.1. Schedule of Zoning Districts** lists the symbol and name of each zoning district. The A-1, R-1, C-1, M-1 and M-2 zoning districts each include a statement of intent; regulations for allowed principal, accessory, conditional, and temporary uses and structures; development regulations; allowed signs; and required off-street parking and loading spaces. The PUD zoning district includes a statement of intent and special requirements.

Table A.1. Schedule of Zoning Districts	
Symbol	Name
A-1	Agricultural
R-1	Residential
C-1	Highway Commercial
M-1	Limited Industrial
M-2	General Industrial
PUD	Planned Unit Development

B. Schedule of Land Uses and Structures. Land uses and structures are allowed as farm exempt, principal, accessory, conditional, and temporary, subject to special standards and processes, or not allowed in each zoning district. **Table B.1. Schedule of Land Uses and Structures** lists the symbol and the name of each type of land use and structure.

Table B.1. Schedule of Land Uses and Structures	
Symbol	Type
F	Farm Exempt
P	Principal
A	Accessory
C	Conditional
T	Temporary
N	Not Allowed

- 1. Application.** The standards listed in this Section apply to development on all parcels in the unincorporated areas of the County upon the effective date of this Zoning Ordinance. In accordance with **Section 2.10 Nonconformities**, Existing uses and structures that do not comply shall be subject to the requirements of **Section 2.10**.
- 2. Types of Uses and Structures.** Within zoning districts in the unincorporated areas of County, different types of uses and structures are allowed with different conditions and levels of permission. These uses and structures are displayed in **Table B.2. Matrix of Principal and Conditional Uses and Structures**. Levels of permission include:

- a. **Farm Exempt Uses and Structures.** In accordance with Section 1.20 Farms Exempt, farms as defined in Chapter 6 of this Ordinance shall be exempt from any regulation or requirement adopted under the provisions of this Ordinance; however, this Ordinance may apply to any structure, building, dam, construction, deposit or excavation in or on the floodplains of any river or stream in accordance with the Jackson County Floodplain Management Ordinance. Farm exempt uses and structures are indicated in **Table B.3. Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures** by a “F” in the applicable cell.
- b. **Principal Uses and Structures.** These uses and structures are permitted by right, subject to compliance with all regulations of this Ordinance. "Permitted by right" means a property owner can use their land or structure for a specific purpose as outlined in the Zoning Ordinance, without needing special permission or discretionary approval, in contrast to conditional uses and structures, which require Board of Adjustment review and approval. Principal uses and structures may subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Principal uses and structures may be subject to additional regulations in Chapter 6, Section 2.8, and Section 2.9 of this Ordinance. These uses and structures are indicated in **Table B.2. Matrix of Principal and Conditional Uses and Structures** by a “P” in the applicable cell.
- c. **Accessory Uses.** These uses and structures are allowed subject to compliance with all regulations of this Ordinance. Accessory uses and structures may be subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Accessory uses and structures may be subject to additional regulations in Chapter 6, Section 2.8, and Section 2.9 of this Ordinance. These uses and structures are indicated in **Table B.3. Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures** by an “A” in the applicable cell.
- d. **Conditional Uses and Structures.** These uses and structures are subject to approval of a Conditional Use Permit by the Board of Adjustment following the procedure set forth in Section 4.5 Conditional Use Permit, and subject to compliance with all regulations of this Ordinance. Conditional uses and structures may subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Conditional uses and structures may be subject to other additional regulations in Chapter 6, Section 2.8, and Section 2.9 of this Ordinance. These uses and structures are indicated in **Table B.2. Matrix of Principal and Conditional Uses and Structures** by a “C” in the applicable cell.
- e. **Temporary Uses and Structures.** These uses and structures are allowed only on a temporary basis subject to compliance with all regulations of this Ordinance. Temporary uses and structures may be subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Temporary uses and structures may be subject to other additional regulations in Chapter 6, Section 2.8, and Section 2.9 of this Ordinance. These uses and structures are indicated in **Table B.3. Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures** by a “T” in the applicable cell.
- f. **Not Allowed Uses and Structures.** These uses and structures are not allowed in the specific zoning district. These uses and structures are indicated in **Table B.2. Matrix of Principal and**

Conditional Uses and Structures and in **Table B.3. Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures** by an “N” in the applicable cell.

g. Standard and Alternative Residential Regulations.

- i. Subdivisions and individual lots were platted in the County’s unincorporated areas prior to the effective date of the first Jackson County Zoning Ordinance on May 6, 1976. Alternative regulations and requirements have been established to better reflect and accommodate their historical and existing development and land uses patterns. Some of these older subdivisions may have an active property owners' association (POA).
 - ii. The following subcategories for levels of permission were developed to accommodate existing and future development on parcels platted before May 6, 1976. Residential - Standard regulations apply in all A-1 and R-1 Districts for principal and accessory uses and structures while Residential - Alternative regulations only apply to subdivisions and lots platted before May 6, 1976. Residential – Alternative regulations and Residential - Standard regulations are shown for principal uses and structures in **Table B.2. Matrix of Principal and Conditional Uses and Structures** and for accessory uses and structures in **Table B.3. Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures**.
- 3. Matrix of Principal and Conditional Uses and Structures.** Table B.2. provides the Matrix of Principal and Conditional Uses and Structures. The following codes in a cell shall apply as follows: F = Farm Exempt, P = Principal Use, A = Accessory Use, C = Conditional Use, T = Temporary Use, and N = Not Allowed. Table B.2. does not replace or supersede the additional standards and/or supplemental regulations in this Zoning Ordinance that apply to any use and any zoning district.

Table B.2. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Residential - Alternative					
Mobile home	P	P	N	N	N
Mobile home converted to real estate	P	P	N	N	N
Mobile home park on tracts of five (5) acres or more	N	C	N	N	N
Mobile home subdivision on tracts of ten (10) acres or more	N	C	N	N	N
Multiple family dwellings, including residential condominiums	C	C	P	N	N
Place of Assembly	P	P	N	N	N
POA owned indoor commercial recreation facilities	P	P	N	N	N
POA owned outdoor commercial recreation facilities	P	P	N	N	N
Seasonal dwelling	P	P	N	N	N
Single-family dwelling, detached	P	P	N	N	N
Residential - Standard					
Conversion of structure to two-family dwelling	C	N	N	N	N
Family home	C	P	P	N	N
Mobile home park on tracts of five (5) acres or more	N	C	N	N	N

Table B.2. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Mobile home subdivision on tracts of ten (10) acres or more	N	C	N	N	N
Multiple family dwellings, including residential condominiums	C	C	P	N	N
Seasonal dwellings	P	P	N	N	N
Single-family dwelling, detached	P	P	N	N	N
Education and Assembly					
Adult day care center	C	P	P	N	N
Child care center	C	C	P	N	N
Child development home	C	C	P	N	N
Elementary School	P	P	N	N	N
Fairgrounds and public exposition	P	N	P	N	N
Place of Assembly	P	P	N	N	N
Post High School	P	P	P	N	N
Preschool	C	C	P	N	N
Secondary School	P	P	N	N	N
Lodging					
Bed and breakfast home	P	N	P	N	N
Bed and breakfast inn	N	N	P	N	N
Boarding or lodging house	N	N	P	N	N
Hotel/Motel	N	N	P	N	N
Commercial					
Agricultural experiences	A	N	N	N	N
Agricultural sales, service, and supply businesses	C	N	P	P	N
Airport and landing fields	C	N	N	N	N
Animal hospital/Veterinary clinic	N	N	P	P	N
Building materials and distribution/Lumber yard sales & distribution	N	N	P	P	P
Bulk storage and retail distribution of anhydrous ammonia fertilizer under pressure and petroleum products under pressure	C	N	C	C	N
Bulk storage of oils, petroleum, flammable liquids and chemicals and the wholesale, but not retail, storage and distribution of anhydrous ammonia fertilizer and petroleum products under pressure	N	N	N	N	C
Car Wash	N	N	P	N	N
Cemeteries	P	P	N	N	N
Commercial cell communications station and tower -- New and Existing	C	N	C	C	C
Event Venue	C	N	P	N	N
Financial Institution	N	N	P	N	N

Table B.2. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Garden center	N	N	P	N	N
Garden center in conjunction with nursery	C	N	P	N	N
Gas station	N	N	P	N	N
General Office	N	N	P	N	N
General Retail	N	N	P	N	N
General Services	N	N	P	N	N
Greenhouse, commercial	N	N	P	N	N
Home Industry	C	N	N	N	N
Information booth	N	N	P	N	N
Kennel	P	N	P	P	N
Livestock market	C	N	P	N	N
Mini-Warehouse/Rental storage unit	N	N	P	P	N
Mobile home/Manufactured home sales, service or repair	N	N	C	N	N
Nightclub/Bar/Tavern	N	N	P	N	N
Personal Service	N	N	P	N	N
Plumbing, heating, air conditioning, and sheet metal shops	N	N	P	P	N
Restaurant	N	N	P	N	N
Restaurant, Drive-in	N	N	P	N	N
Riding stable	P	N	P	N	N
Solar energy system: consumer-scale freestanding	C	N	C	C	C
Tourism welcome center	N	N	P	N	N
Vehicle paint and body shops	N	N	P	P	P
Vehicle Sales, Service, and Repair	N	N	P	P	P
Wind energy conversion system: commercial	C	N	C	C	C
Recreation					
Indoor Commercial Recreation, including recreational lodges with a maximum of ten (10) units	C	N	P	N	N
Commercial campground and recreational vehicle park on site of less than 5 acres	C	N	N	N	N
Commercial campground and recreational vehicle park on site of at least five (5) acres	N	N	C	N	N
Golf courses and clubhouses not including miniature courses operated for a profit	N	N	P	N	N
Golf courses and clubhouses	P	N	N	N	N
Outdoor Commercial Recreation, on site of less than five (5) acres	C	N	P	N	N
Private campground on site of less than five (5) acres	C	N	N	N	N
Public Campground	P	N	P	N	N
Public Recreation	P	P	P	N	N
Seasonal resort	C	N	N	N	N

Table B.2. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Storage building	N	N	N	A	A
Tourist camp on sites of not less than five (5) acres	C	N	N	N	N
Youth or Summer Camps	C	N	N	N	N
Industrial					
Animal feeding operation	C	N	N	N	N
Concrete products	N	N	N	N	P
Contractor construction office, maintenance shop or storage yard	N	N	N	P	P
Data Processing Center	?	?	?	?	?
Grain elevator	N	N	N	P	N
Junkyard on site of five (5) acres or more	N	N	N	N	C
Logging, storage only	P	N	N	P	N
Logging, production and storage	N	N	N	N	P
Manufacturing and processing businesses that are contained within a building and have no publicly visible external storage. The area devoted to external storage shall not exceed the area of roofed structures on the parcel.	N	N	N	P	P
Manufacturing and processing, not restricted as conditional uses	N	N	N	N	P
Manufacturing and processing, except that certain uses shall be permitted only as conditional uses (see Section 2.6.D.)	N	N	N	N	C
Mining and extraction of minerals or raw materials, including necessary processing equipment	C	N	N	N	C
Ready mix concrete plants	C	N	N	N	P
Solar energy system: utility-scale freestanding	?	?	?	?	?
Solid Waste Facilities	C	N	N	N	C
Truck and freight terminals	N	N	N	N	P
Welding, machine and repair shops	N	N	N	P	N
Wholesaling and warehousing, but not including the bulk storage of anhydrous ammonia fertilizer under pressure, petroleum products under pressure, or highly volatile chemicals or materials	N	N	N	P	P
Other Uses					
Addition of accessory structure to principal structure devoted to legal nonconforming use	C	C	C	C	C
Railroads, public utilities, and public maintenance facilities	P	N	P	P	P
Railroads, public utilities, and public maintenance, but not including equipment storage, maintenance yards, buildings or offices		P			

4. **Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures.** Table B.3. provides the Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures. The following codes in a cell shall apply as follows: F = Farm Exempt, P = Principal Use, A = Accessory Use, C = Conditional Use, T = Temporary Use, and N = Not Allowed. Table D.1. does not replace or supersede the additional standards and/or supplemental regulations in this Zoning Ordinance that apply to any use and any zoning district. Table B.3. does not replace or supersede the additional standards and/or supplemental regulations in this Zoning Ordinance that apply to any use and any zoning district.

Table B.3. Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures					
Land Uses and Structures by Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Agriculture & Farm Exempt					
Agriculture	F, P	N	N	N	N
Farms	F, P	N	N	N	N
and the usual Farm buildings	F, P	N	N	N	N
Farm dwellings, principal	F, P	N	N	N	N
Farm dwellings, secondary	F, A	N	N	N	N
Farming	F, P	N	N	N	N
Grain storage bins	F, P	N	N	N	N
Horticulture	F, P	N	N	N	N
Nursery	F, P	N	P	N	N
Roadside stands for the sale of produce					
Residential – Alternative Accessory Uses and Structures					
Accessory structure related to a principal use or structure on a separate lot	A	A	N	N	N
Accessory structure related to a principal seasonal dwelling with no principal structure on lot	A	A	N	N	N
Residential - Standard Accessory Uses and Structures					
Accessory Dwelling Unit (ADU)	A	A	A	N	N
Attached and/or detached private garage or carport	A	A	A	N	N
Child care home	A	A	A	N	N
Deck, porch, balcony, boat dock, and other similar structure	A	A	A	N	N
Dwelling unit in a commercial structure	N	N	A	N	N
Dwelling unit for owners or persons watchmen or caretakers employed on the premises	N	N	N	A	A
Fences, hedges, and walls	A	A	A	A	A
Home-based business occupation	A	A	A	N	N
Shed, gazebo, pergola, and other similar roofed freestanding structure	A	A	A	A	A
Non-commercial nursery, garden and greenhouse	A	A	A	A	A
Outdoor fixed fire pits and cooking equipment	A	A	A	A	A

Table B.3. Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures					
Land Uses and Structures by Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Private swimming pool, sports court, tennis court, and playground equipment	A	A	A	N	N
Solar energy system: consumer-scale building-mounted	A	A	A	A	A
Wind energy conversion system: non-commercial	A	N	A	A	A
Other Accessory Uses and Structures					
Uses and structures clearly incidental to the allowed principal uses and structures	A	A	A	A	A
Temporary Uses and Structures					
Temporary buildings used in conjunction with construction work	T	T	T	T	T
Temporary car crusher or similar equipment	N	N	N	T	T
Temporary concrete plant	T	N	N	T	T

C. **Schedule of Required Off-Street Parking, Stacking, and Loading Requirements.** Subject to Section 1.20 Farms Exempt and Section 4.5 Conditional Use Permit, the following provisions, regulations, or exceptions shall apply equally to allowed land uses and types in all zoning districts as hereinafter provided as shown in Table D.1 Matrix of Land Uses and Required Parking.

1. **Calculation of Off-Street Parking Requirements.** The following provisions shall govern the computation of required off street parking spaces:

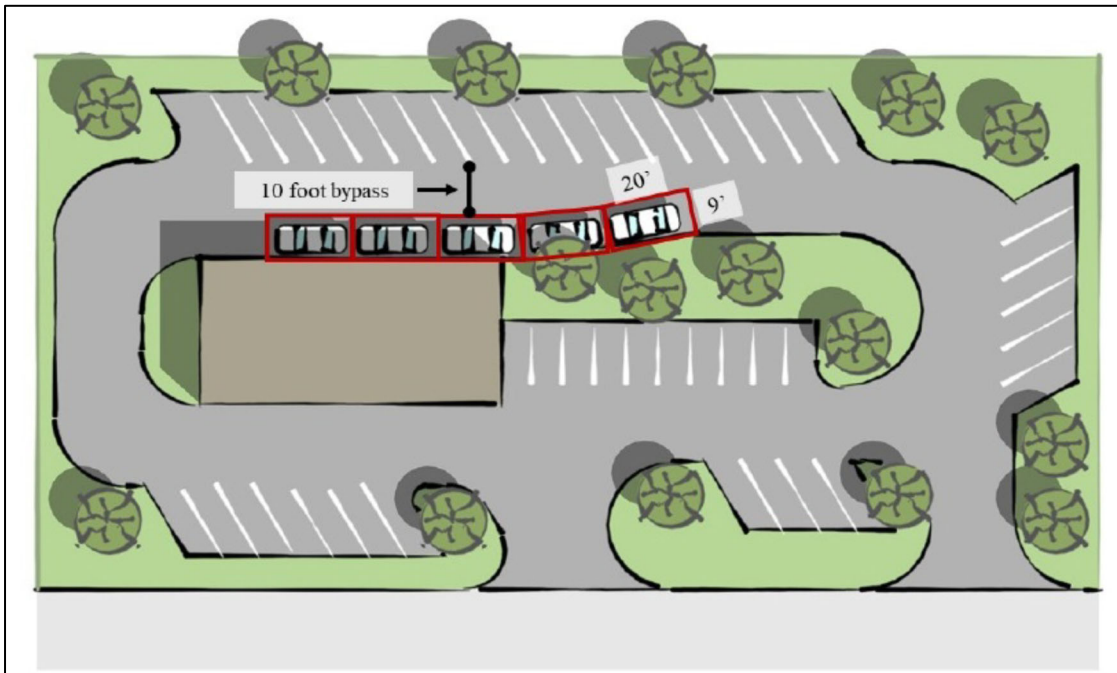
- a. **Computation.** Where computation of required off street parking spaces results in a fractional number, the required spaces for the use shall be rounded to the next higher whole number.
- b. **Credit.** Where a lawful use exists at the time of adoption of this Ordinance that is deficient in the provision of required off street parking, any new use hereafter established in its place shall conform to the parking requirements of this Section. However, in computing the off-street parking requirements for any new use, such new use shall be credited for the number of off-street parking spaces that the previous use was in deficit.
- c. **Multiple Uses.** In cases of multiple uses on a single lot, the parking spaces required shall equal the sum of the requirements of the various uses computed separately unless a proposal for shared parking reduction is approved by the Zoning Administrator.
- d. **Shared Use Parking Reduction.** Where more than one use is established on a single lot or within a single development in a non-residential district, the total number of off-street parking spaces required for each use may be combined and shared between uses. Where the uses have non-concurrent parking demands, a proposal for sharing a reduced number of off-street parking spaces may be presented to the Zoning Administrator as part of the site plan review process. Conditional use applications for which sharing a reduced number of off-street parking spaces is being proposed shall have shared parking approved as part of the conditional use permit.

e. **Expansion.** Whenever a building is enlarged in floor area, number of dwelling units, seating capacity or otherwise, an increase in the number of existing parking spaces shall be required. Whenever a building existing prior to the effective date of this Zoning Ordinance is enlarged to the extent of fifty percent (50%) or more in the floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth in this Ordinance.

f. **Unnamed Use.** The parking space requirement for a use not specifically mentioned in this Ordinance, is the same as required for a use of similar nature as determined by the Zoning Administrator.

2. **Off-Street Stacking Regulations for Drive-Through Services.** Commercial establishments providing drive-in or drive-through services shall provide minimum on-site stacking distance, not including the vehicle at the window/station, by land use and type of operation as provided in Table C.1. All drive-through services must provide a ten-foot (10') bypass for vehicles not in a drive-through queue. Stacking spaces shall be nine feet (9') wide by twenty feet (20') long (see illustration).

Table C.1. Off-Street Stacking Requirements	
General Land Use/Type of Operation	Minimum Stacking Space
Commercial Uses with Drive-Through	Two (2) stacking spaces per service window or kiosk
Financial Institution with Drive-Through and /or Automated Teller Machine (ATM)	Two (2) stacking spaces per service window or ATM
Car Wash, Gas Station with Car Wash	Two (2) stacking spaces per wash bay
Restaurant with Drive-Through	Two (2) stacking spaces per drive-through



3. Off-Street Loading

Stacking Requirements for Drive-Through Services (Source: City of Dyersville, IA)

Requirements. There shall be provided at the time any building is erected or structurally altered, off-street loading spaces in accordance with the following provisions. Floor area is shown in square feet (sf).

Table C.2. Off-Street Loading Requirements	
General Land Use/Type of Operation	Minimum Loading Space
Child care center, Child development home, and Preschool	One (1) drop-off/pickup area
Elementary School, Secondary School	One (1) drop-off/pickup or bus queue area
Bulk storage for retail and wholesale distribution	One (1) loading space per ten thousand (10,000) sq ft of floor area
Manufacturing and processing businesses	One (1) loading space per ten thousand (10,000) sq ft of floor area
Wholesaling and warehousing	One (1) loading space per ten thousand (10,000) sq ft of floor area

- 4. Minimum Off-Street Parking, Stacking and Loading Requirements.** At the time any building is erected or structurally altered, the minimum requirements for off-street parking, stacking, and loading spaces shall be provided for the allowed principal, accessory, conditional, and temporary uses and structures in all zoning districts in accordance with this Ordinance and with **Table C.3. Matrix of Off-Street Parking, Stacking and Loading Requirements**. Table C.3 lists the minimum off-street parking, stacking and loading requirements for all types of land uses and structures grouped by general land use categories Table C.3 does not replace or supersede the additional standards and/or supplemental regulations in this Zoning Ordinance that apply to any use and any zoning district. In Table C.3. the symbol “sq ft” refers to “square feet.”

Table C.3. Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Agriculture & Farm Exempt	
Agriculture	None; farm exempt
Farm	None; farm exempt
Farm building	None; farm exempt
Farm dwelling, principal	None; farm exempt
Farm dwelling, secondary	None; farm exempt
Farming	None; farm exempt
Grain storage bins	None; farm exempt
Horticulture	None; farm exempt
Nursery	None; farm exempt
Residential	
Accessory Dwelling Unit (ADU)	See Section 2.8 ADU Standards
Child care home	As per Zoning Administrator
Conversion of existing dwellings or other structures to a two-family dwelling	See Section 2.8 ADU Standards

Table C.3. Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Dwelling units in a commercial structure	Two (2) parking spaces per unit
Dwelling units for owners or persons employed on the premises	Two (2) parking spaces per unit
Family home	Two (2) parking spaces per dwelling unit
Home-based business	As per Zoning Administrator
Mobile home park	Two (2) parking spaces per unit
Mobile home subdivision	Two (2) parking spaces per lot
Multiple family dwellings, including residential condominiums	Two (2) parking spaces per dwelling unit
Seasonal dwelling	Two (2) parking spaces per dwelling unit
Single-family dwelling	Two (2) parking spaces per dwelling unit
Education and Culture	
Adult day care center	One (1) parking space per four hundred (400) sq ft of floor area
Child care center	One (1) parking space per four hundred (400) sq ft of floor area plus one (1) drop-off/pick-up area
Child development home	One (1) parking space per four hundred (400) sq ft of floor area plus one (1) drop-off/pick-up area
Elementary School	One and a half (1.5) parking spaces per employee on maximum shift plus one (1) drop-off/pickup or bus queue area
Fairgrounds and public exposition	One (1) parking space per three (3) seats at the main arena
Place of Assembly	One (1) parking space per four (4) seats in the main auditorium
Post High School	One (1) parking space per four hundred (400) sq ft of floor area
Preschool	One parking space per four hundred (400) sq ft of floor area plus one (1) drop-off/pick-up area
Secondary School	One and a half (1.5) parking space per employee on maximum shift plus one (1) parking space per ten (10) students plus one (1) drop-off/pickup or bus queue area
Lodging	
Bed and breakfast home	One (1) parking space per unit guest room
Bed and breakfast inn	One (1) parking space per unit guest room
Boarding or Lodging House	One (1) parking space per unit guest room
Hotel/Motel	One (1) parking space per guest room
Commercial	
Agricultural experiences	As per Zoning Administrator
Agricultural Sales, Service, and Supply	One (1) parking space per four hundred (400) sq ft of floor area

Table C.3. Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Airport and landing fields	One (1) parking space per four hundred (400) sq ft of floor area
Animal hospital/Veterinary clinic	One (1) parking space per four hundred (400) sq ft of floor area
Auto wrecking and Junkyard on site of five (5) acres or more	
Building materials/Lumber yard	One (1) parking space per employee plus one (1) parking space per company vehicle
Car Wash	One (1) parking space per wash bay plus two (2) stacking spaces per wash bay
Cemeteries	As per Zoning Administrator
Commercial cell station and tower -- New and Existing	As per Zoning Administrator
Event Venue	One (1) parking space per four hundred (400) sq ft of floor area
Financial Institution, including Automated Teller Machine (ATM)	One (1) parking space per four hundred (400) sq ft of floor area plus two (2) stacking spaces per service window or ATM
Garden center	One (1) parking space per four hundred (400) sq ft of floor area
Garden center in conjunction with nursery	One (1) parking space per four hundred (400) sq ft of floor area
Gas station	One (1) parking space per four (4) pumps plus one (1) parking space per four hundred (400) sq ft of floor area (retail) plus two (2) stacking spaces per wash bay
General Office	One (1) parking space per four hundred (400) sq ft of floor area
General Retail	One (1) parking space per four hundred (400) sq ft of floor area
General Services	One (1) parking space per four hundred (400) sq ft of floor area
Greenhouse, commercial	One (1) parking space per four hundred (400) sq ft of floor area
Home Industry	As per Zoning Administrator
Information booth	One (1) per five hundred (500) sq ft of floor area
Kennel	One (1) parking space per four hundred (400) sq ft of floor area
Livestock market	One (1) parking space per employee plus one (1) parking space per company vehicle, plus one (1) parking space per two (2) seats in the sales arena
Mini-Warehouse/Rental storage unit	One (1) parking space per five thousand (5,000) sq ft of floor area

Table C.3. Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Mobile home/Manufactured home sales, service or repair	One (1) parking space per four hundred (400) sq ft of floor area
Nightclub/Bar/Tavern	One (1) parking space per two hundred fifty (250) sq ft of floor area plus two (2) stacking spaces per drive-through
Personal Service	One (1) parking space per four hundred (400) sq ft of floor area
Plumbing, heating, air conditioning, and sheet metal shops	One (1) parking space per employee plus one (1) parking space per company vehicle
Restaurant	One (1) parking space per two hundred fifty (250) sq ft of floor area
Restaurant, Drive-in	One (1) parking space per two hundred fifty (250) sq ft of floor area plus two (2) stacking spaces per drive-through
Riding stable	One (1) parking space per four hundred (400) sq ft of floor area
Temporary buildings used with construction work	As per Zoning Administrator
Tourism welcome center	One (1) parking space per five hundred (500) sq ft of floor area
Vehicle paint and body shops	One (1) parking space per four hundred (400) sq ft of floor area plus storage of vehicles
Vehicle Sales, Service, and Repair	One (1) parking space per four hundred (400) sq ft of floor area plus display of vehicles
Recreation	
Indoor Commercial Recreation, including recreational lodges with a maximum of ten (10) units	One (1) parking space per two hundred fifty (250) sq ft of floor area
Commercial campground and recreational vehicle park on site of less than 5 acres	One (1) parking space per campsite
Commercial campground and recreational vehicle park on site of at least five (5) acres	One (1) parking space per campsite
Golf course and clubhouse not including miniature course operated at a profit	Three (3) parking spaces per green or one (1) parking space per one hundred (100) sq ft of clubhouse floor area, whichever is greater
Golf course and clubhouse	Three (3) parking spaces per green or one (1) per one hundred (100) sq ft of clubhouse floor area, whichever is greater
Outdoor Commercial Recreation, on site of less than five (5) acres	One (1) per four (4) occupants plus one (1) per employee on maximum shift
Private campground on site of less than five (5) acres	One (1) parking space per campsite
Public Campground	One (1) parking space per campsite

Table C.3. Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Public Recreation	Five (5) parking spaces for each acre developed for active and recreation areas usage
Seasonal resort	Two (2) parking spaces per dwelling unit
Storage building	None
Tourist camp on sites of not less than five (5) acres	One (1) parking space per campsite plus two (2) parking spaces per cabin
Youth or Summer Camp	One (1) parking space per campsite plus two (2) parking spaces per cabin
Industrial	
Bulk storage for retail distribution of anhydrous ammonia fertilizer under pressure and petroleum products under pressure	One (1) parking space per employee plus two (2) parking spaces per company vehicle and 1 loading space per ten thousand (10,000) sq ft of floor space
Bulk storage of oils, petroleum, flammable liquids and chemicals and the wholesale, but not retail, storage and distribution of anhydrous ammonia fertilizer and petroleum products under pressure.	One (1) parking space per employee plus two (2) parking spaces per company vehicle plus one (1) loading space per ten thousand (10,000) sq ft of floor space
Concrete products	One (1) parking space per employee plus one (1) per company vehicle
Contractor construction office, maintenance shop or storage yard	One (1) parking space per employees on maximum shift plus one (1) parking space per company vehicle
Data Processing Center	To be determined
Grain elevator	One (1) parking space per employee plus one (1) parking space per company vehicle
Logging, storage only	One (1) parking space per employee at the site plus one (1) parking space per company vehicle
Logging, production and storage	One (1) parking space per employee at the site plus one (1) parking space per company vehicle
Manufacturing and processing industries contained within a building	One (1) parking space per two (2) employees on maximum shift plus one (1) parking space per company vehicle plus one (1) loading space per ten thousand (10,000) sq ft of floor area
Manufacturing and processing, not restricted as conditional uses	One (1) parking space per two (2) employees on maximum shift plus one (1) parking space per company vehicle plus one (1) loading space per ten thousand (10,000) sq ft of floor area
Manufacturing and processing, restricted as conditional uses	One (1) parking space per two (2) employees on maximum shift plus one (1) parking space per company vehicle plus one (1) loading space per ten thousand (10,000) sq ft of floor area
Mining and extraction of minerals or raw materials	One (1) parking space per employee plus one (1) parking space per company vehicle

Table C.3. Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Ready mix concrete plants	One (1) parking space per employee plus one (1) parking space per company vehicle
Solid waste facilities	One (1) parking space per employee plus one (1) parking space per company vehicle
Truck and freight terminals	One (1) parking space per employee plus one (1) parking space per company vehicle
Welding, machine and repair shops	One (1) parking space per employee plus one (1) parking space per company vehicle
Wholesaling and warehousing, but not including the bulk storage of anhydrous ammonia fertilizer under pressure, petroleum products under pressure, or highly volatile chemicals or materials	One (1) parking space per employee plus one (1) parking space per company vehicle, and 1 loading space per 10,000 sq ft of floor area
Solar and Wind Energy	
Solar energy system: consumer-scale building-mounted	None
Solar energy system: consumer-scale freestanding	None
Solar energy system: utility-scale freestanding	None
Wind energy conversion system: non-commercial	None
Wind energy conversion system: commercial	None
Temporary Uses and Structures	
Temporary buildings used in conjunction with construction work	As per Zoning Administrator
Temporary car crusher or similar equipment	As per Zoning Administrator
Temporary concrete plant	One (1) parking space per employee and one (1) parking space per company vehicle
Other Uses	
Addition of accessory structure to principal structure devoted to legal nonconforming use	As per Zoning Administrator
Railroads, public utilities and public maintenance facilities	Two (2) parking spaces per substation or one (1) parking space per employee at the site plus one (1) per company vehicle
Railroads, public utilities, and public maintenance facilities, but not including equipment storage, maintenance yards, buildings, or offices	Two (2) parking spaces per substation or one (1) parking space per employee at the site plus one (1) per company vehicle
Uses and structures clearly incidental to the permitted principal uses and structures	As per Zoning Administrator